

River Ranch 33867

ZIP code · FL · Florida > Polk County

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

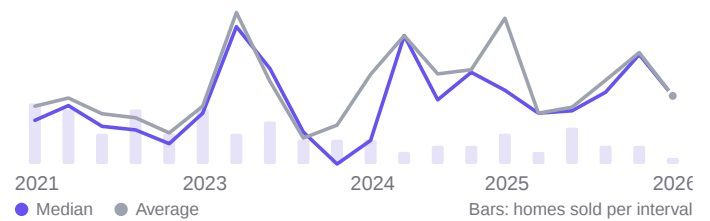
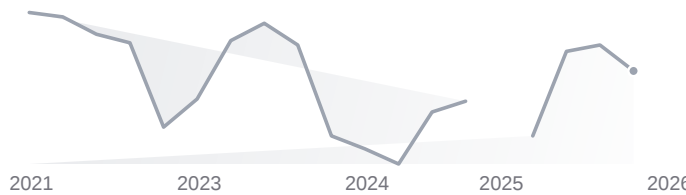
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$142K · Average \$142K

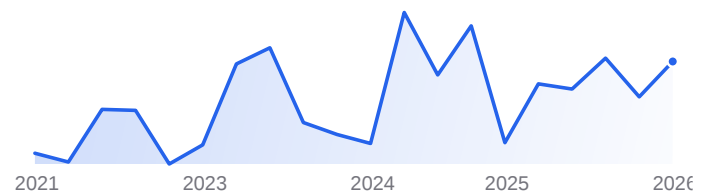
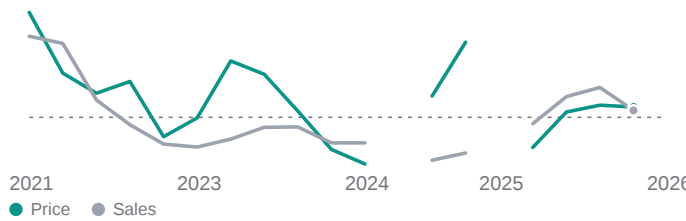


Growth (year over year)

Price +11.5% · Sales +7.7%

Price per square foot

\$326/ft²

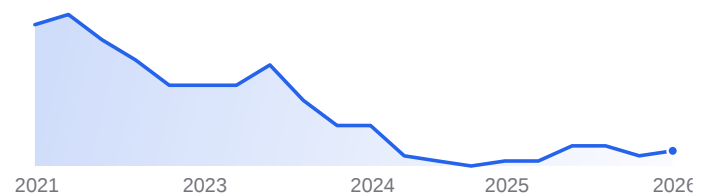


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

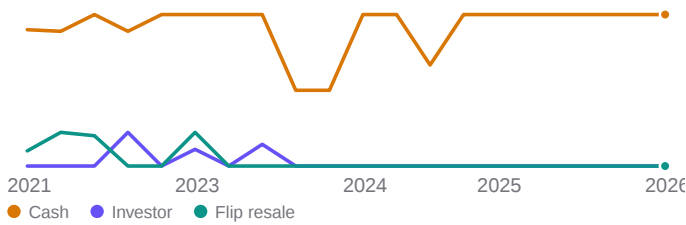
5.6%



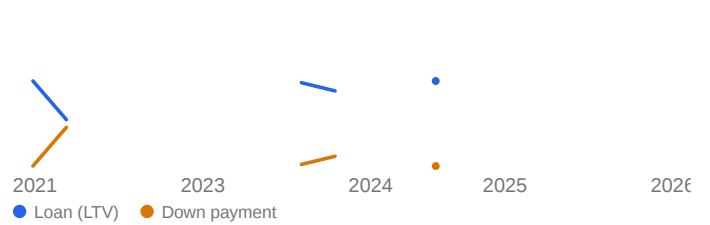
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

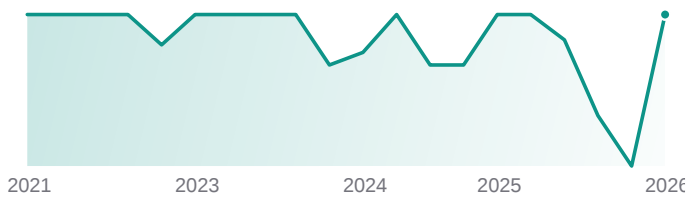


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



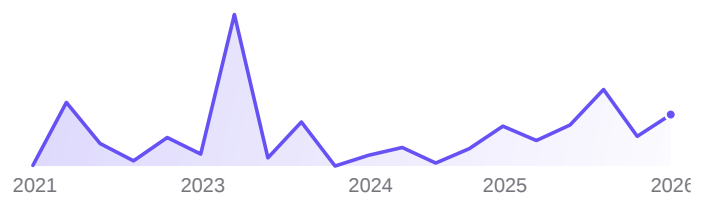
Sellers who sold at a gain

100%



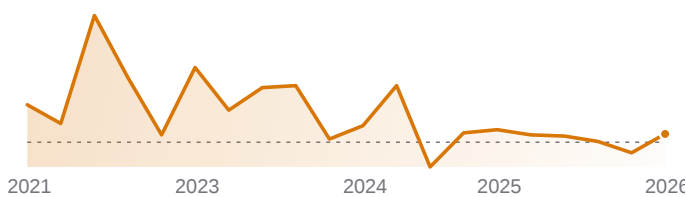
Typical hold before selling

4.2 yrs



Median annualized return at resale

+3.3%



HOUSING STOCK

Homes	268
Median value (AVM)	\$112K
Median size	435 ft²
Median bedrooms	1
Median year built	1984
Single family	0.4%
Condos	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	98%
Underwater (LTV 125% or more)	0%
Owner occupied	4.1%
Company owned	67%
Median loan-to-value	0%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	8
Density	13 / mi²
Median household income	\$45K
Average household income	\$99K
Crime index (US avg 100)	171
Air pollution index (US avg 100)	227
Earthquake index (US avg 100)	22
Homes occupied	40%
Bachelor's or higher	2%
Poverty rate	9.2%
Unemployment	0.6%
Average temp	72°F
Annual precip	53 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.